



भारतीय स्टेट बैंक  
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STATE BANK OF INDIA

**R K Associates**

DBS Heritage House,  
Prescott Street, Fort  
Mumbai - 400001

CB-MUM/ AMT-V/ 2023-24/560  
28.09.2023

Dear Sir(s)/ Madam,

**Letter of Engagement for Valuation of under-construction Data-Centre**

With reference to your empanelment with this organisation, as a valuer in asset class(es) Land & Building/ Plant & Machinery, the undersigned on behalf of State Bank of India, Commercial Branch Mumbai, do hereby, engage your service as valuer to assess the value of the property, the particular of which are given below, for the purpose of Commercial Loan under consideration with us.

All the relevant supportive documents, in relation to ownership and identification of the assets, will be/ are being provided by the Bank on acceptance of / along with this letter. Other documents, if any, required to undertake the assignment, have to be procured by you.

The professional fees as agreed of INR 1.50 lacs plus GST or applicable tax as payable to the government of India (at the rate applicable at the time of invoice), exclusive of out-of-pocket expenses, for valuation shall be paid by the **Bank/ Borrower** within 45 days of the submission of the valuation report and its acceptance by the Bank.

Please submit a copy of the empanelment letter issued to you by the Bank along with the Copy of Agreement with the Bank and accepted Terms and Conditions.

**Particulars of the assets to be valued:**

VITP Limited is developing a fully fitted Data Centre (Co-Location Hyperscale + Enterprise) building. The project comprises of a building having 2 Basement + Ground + 6 Floors + Terrace having an area of ~4.70 Lakh sq. ft. with IT Load Capacity of 25 MW at Madhapur, Hyderabad.

Details about the land along with their Survey Numbers will be provided separately post receipt of the same from the Company.

**Details of Title Deeds or ownership documents** (please specify sale deed no etc) deeds or Ownership Documents (please specify sale deed no etc) - To be provided separately post receipt of the same from the Company.

You will indemnify and keep the Bank fully and effectively indemnified against all costs, claims, damages, demands, expenses and liabilities of whatsoever nature

Bank SBI

+91 22 2266 2205

+91 22 2262 6474

sbi.06070@sbi.co.in

Branch Code : 6070

Swift Code : SBININBB101

वाणिज्य शाखा,  
एन.जी.एन. वैद्य मार्ग,  
बैंक स्ट्रीट, होर्निमन सर्कल,  
फोर्ट, मुंबई - 400 001

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फोर्ट, मुंबई - 400 001

Commercial Branch,  
N.G.N. Vaidya Marg,  
Bank Street, Horniman Circle,  
Fort, Mumbai - 400 001.

yono  
SBI

which may be caused to or suffered by or made or taken against Bank (including, without limitation, any claims or proceedings by any customer against Bank) directly or indirectly arising out of any improper, incorrect or negligent performance, work, service, act or omission by you or any of your Personnel or fraud or other wrongful act by you or by any of your Personnel or for any act of the yours which results in Bank being provided within correct or incomplete information from you or any of your Personnel.

You will also indemnify and keep the Bank indemnified against any loss or damage to any of Bank's information, documents, property, records, or other items while in your use or possession.

In addition to the above the Bank reserves the right to adopt any or all of the following course/s of action unless the loss / claim, is not attributable to any act, omission or commission of the Valuer or Valuer's Personnel depanel and/or remove the name of the Valuer from the list of Valuers on the panel of the Bank, blacklist the Valuer and display the name of the Valuer in the list of blacklisted Valuers share the information of such depanelment or removal or blacklisting with Indian Banks Association or Insolvency and Bankruptcy Board of India (IBBI) or both, bring such depanelment or removal or blacklisting to the notice of Institute of Chartered Engineers or any other similar professional body or association in which such valuer is a member and any other measure for recovery of the amount of actual loss caused, which the Bank deems fit and any actions others than the aforesaid, which the Bank deems fit.

Please ensure that valuation methodology used by you for the valuation of respective asset class, is in conformity to the "Standards" as enshrined for valuation in the International Valuation Standards (IVS) in "General Standards" and "Asset Standards" as applicable. In addition, you are required to strictly adhere to the scope of work as per the Bank's empanelment terms and Bank's prescribed format.

Please ensure that the format for valuation report is as per Bank's prescribed formats (Copy enclosed).

You are required to submit the report in the form as prescribed by the Bank within 2 weeks from acceptance of this letter and ensure that the Valuation Report is submitted to branch only in a "Sealed Cover Envelope".

Yours faithfully,



For & on behalf of State Bank of India

Acknowledged

[Signature with seal]

Place: MUMBAI

Date: 28/09/23

[valuer]

Place:

Date:

Copy to: CapitaLand Bangalore, Level 3, Discoverer, International Tech Park,  
Whitefield Road Bangalore 560 066, Karnataka, India

Sir,

You are hereby requested to extend co-operation to the Bank appointed Valuation Consultant and arrange to provide information, data, documents, reports, etc., that are necessary for smooth conduct of assignment.

2. Professional fee along with incidental charges, if any, as set out in payment terms in this letter shall be payable by you to the Valuation Consultant.

3. Letter is being issued in duplicate. Request you to please submit back to us one copy duly signed in acceptance of the terms and conditions specified herein.

Yours faithfully,



Asst. General Manager & RM (AMT V)

We hereby confirm that VITP Private Limited would be responsible for payment of fees to R K Associates. We agree to the terms contained in this letter.

Signed for and on behalf of VITP Private Limited